



**PORT SAN LUIS HARBOR DISTRICT  
REQUEST FOR PROPOSALS  
FOR**

**RETAIL FISH MARKET AND/OR RETAIL/WHOLESALE FISH MARKET**

**Addendum**

**Posted: November 6, 2020**

The following questions have been received:

- 1. What is the Fisherman's "Farmer's" Market? Is it a 7 day a week operation, in direct competition with a Retail Fish Market?**

The Port San Luis Harbor Commission approved a pilot Commercial Fisherman's Farmers Market, working in-conjunction with the Port San Luis Commercial Fisherman's Association, to provide an outlet for local fisherman to sell their catch in a vacant building site, located on the Harford Pier. The intent of the pilot program is for a limited operation, where local fisherman can sell their unprocessed fish a couple days a week. As it is categorized as a farmer's market, all items related to sell of fish must be removed at the end of day. Permanent storing of items (coolers, refrigerators, tables, etc.) will not be permitted. The pilot program is still in process and has yet to begin. Collaboration between the Fish Market and the fisherman's "farmers" market participants is highly encouraged, and could be mutually beneficial to all, as it is in other Ports and Harbors, where similar programs currently exist.

- 2. Is the Harbor Terrace camping facility still on schedule to be completed in early 2021?**

Yes.

- 3. What is the timeline for the District to submit the Coastal Development Permit for the redevelopment of buildings and pier structure under the westside of the Harford Pier Canopy?**

The District will likely be submitting in early 2021 after the repair plans are complete and a CEQA determination has been made.

- 4. Are there any plans to make improvements to the Harford Pier that would impact the Fish Market's ability to service customers, or force a shut-down of the facility?**

The District strives to keep impacts to businesses to a minimum. There may be times when parts of the pier will be closed off during demolition and construction, but most of it will be contained on the west side. When impacts to businesses are unavoidable, we try our best to limit the impacts to early in the day and weekdays. In addition, we provide prior notification to the lessees when these impacts are expected (except if the impact is an emergency).

5. Is there a timeline for the Avila Beach Golf Course expansion proposes a hotel, cottages, and event center? The information submitted with the current application is not complete and has been on hold since July 2015.

Status unknown by the District, information may be available from the County of San Luis Obispo, Planning Department.

6. In November 2017, a temporary commercial Request for Proposals for Retail /Wholesale Fish Market 9 outdoor entertainment license was filed through the Tax Collectors office for a series of events at the golf course. (Source: County of San Luis Obispo Department of Planning & Building). What is the status? Does the Port San Luis Harbor District have a plan to mitigate potential conflicts of interest and competition?

Status unknown by the District, specific information may be available from the County of San Luis Obispo, Planning Department. For business operations located within the jurisdiction of the Port San Luis Harbor District, the Harbor Commission reviews and approves all business Request for Proposals as well as lease and license agreements and are cognizant of the existing and potential future businesses located within the District’s jurisdiction.

7. Is there any historical data regarding utility expenses?

Below is data based on former Fish Market tenants’ water usage for 2018-2019 (12-month average) and 2019-2020 (9 month average due to COVID).

Things to note:

- The previous Fish Market tenant did not pay for monthly sewage, but sewage usage is based in accordance with water usage each month.
- Current water rate - \$5.26 per unit
- Current sewer rate - \$24.79 per unit
- There is a minimum water/sewage amount of \$36.

Year	Water/Sewer	Avg Usage (Units)	Unit Rate	Total Monthly Avg
2018-2019 (12-month Average)	Water	13.43	\$ 5.26	\$70.64
2018-2019 (12-month Average)	Sewer	13.43	\$ 24.79	\$332.93
				<b>\$403.57</b>

Year	Water/Sewer	Avg Usage (Units)	Unit Rate	Total Monthly Average
2019-2020 (9-month Average)	Water	16.14	\$ 5.26	\$84.90
2019-2020 (9-month Average)	Sewer	16.14	\$ 24.79	\$400.11
				<b>\$485.01</b>

**8. Who are the utility providers?**

- a. **Electricity:** PG&E
- b. **Propane/Gas:** SoCal Gas
- c. **Trash/Refuge/Recycling:** South County Sanitary Services
- d. **Other Utility Providers:** AT&T

**9. Is there a list of equipment and vendors that the prior operator used available?**

Santa Monica Seafood, local fishermen. Full list unknown

**10. Is there a list of the required code upgrades, ADA requirements, furnishings, fixture, equipment, etc.?**

The rear entrance is ADA compliant. The entrance within the warehouse canopy (breezeway) has been made ADA compliant. To get a full understanding of code compliance, the District would need to assess proposed upgrades

**11. Does the Port Authority have any requirements surrounding the name of the Fish Market facility?**

No.

**12. Can liquor be sold under an off-site license?**

If proposers are interested in off-site alcohol sales, this would need to be included in the submitted proposal. Proposer should review the requirements for off-site alcohol sales with the California Department of Alcoholic Beverage Control for more information.

**13. When can we expect to receive historical financial data?**

The information has been posted on the District's website:

<https://www.portsanluis.com/DocumentCenter/View/5024/Fish-Market-Sales-Summary---Website-Posting?bidId=>